

THE NEWEST AND BEST OF APARTMENT HOUSES

EQUIPPED WITH ALL LATEST DEVICES FOR MODERN HOUSEKEEPING

NOW COMPLETED AND READY FOR OCCUPANCY. The Largest and Most Complete Apartment House in the World.

Private Entrance on West 86th Street for Automobiles and Carriages.

The BELNORD

Absolutely Fire and Sound Proof

Occupying the Entire Block Broadway, 86th to 87th Sts., Amsterdam Avenue.

THE BELNORD COURT GARDEN, THE LARGEST AND FINEST IN THE WORLD, PROVIDES MAXIMUM SUNLIGHT AND QUIET TO ALL ROOMS FACING UPON IT. ITS VALUE AND BEAUTY CAN ONLY BE APPRECIATED BY INSPECTION.

Apartment of all sizes, from 7 rooms up; 2, 3, 4 or more bathrooms. RENTALS \$2,100 UPWARD.

THE BELNORD CAN PROVIDE FOR APARTMENTS OF MORE ROOMS AND BATHS THAN ANY OTHER APARTMENT HOUSE IN THE WORLD, AND IN EVERY INSTANCE ALL ROOMS REMAIN OUTSIDE ROOMS.

REPRESENTATIVES ON PREMISES ALL HOURS TO SHOW THE APARTMENTS.

W. H. DOLSON & CO., Agents, 2364 Broadway, at 86th Street. ON THE PREMISES Telephone 7849 Riverside.

43 FIFTH AVENUE,

AT ELEVENTH STREET.

RESIDENCE APARTMENTS,

10 ROOMS, 3 BATHS.

New Ownership.

The apartments in this building are of the highest order, the location is one of the most desirable in town, and leases are now being made for full occupancy on very moderate rentals.

Term Leases at \$3,000 to \$4,500.

Agent on Premises.

THE PHAETON

537 to 545 W. 112th St. NEAR BROADWAY.

A high-class apartment house, 100x100. Now in course of completion. It will be ready for occupancy Oct. 1.

IT CONTAINS 24 APARTMENTS OF 5, 6 AND 7 ALL-LIGHT ROOMS, WITH TWO BATHS.

Parlors 13x18 feet. Dining rooms 15x16 feet. Bedrooms 12x16 feet. Many large closets.

Rents \$900 to \$1,500.

Apartment will be decorated to suit tenants. The management will maintain the highest standard in service and appointments, equal to the Chatsworth and Hendrik Hudson.

VAN DYCK AND SEVERN APARTMENTS

72d St. Broadway. 73d St.

Over-looking SHERMAN SQUARE

Finest Location. Best Transit Facilities in New York.

Subway Express Station at 72d St. 6th & 9th av. "L" within one block.

A few extremely attractive Apartments to rent, 6 to 11 rooms and bath, \$2,000 to \$4,500.

Refrigeration included in lease.

These Apartments are absolutely fireproof, well planned, large, sunny rooms, parquet floors, high ceilings, open fireplaces, spacious wardrobes, Upper Apartments command views of Central Park and Hudson River.

Lewis B. Preston AGENT 165 Broadway

ALPINE BACHELORS

55 West 34th St.

APPLY TO OR TELEPHONE 6121-SETH.

1-2 Rooms, Bath, Kitchen, Night Elevator, Most equipped in rooms if desired. Telephone in each suite.

\$250 to \$1,200

ALPINE SHROPSHIRE

136-8 West 65th St.

Very large, sunny rooms, tiled bath; parquet floors; open fireplaces; telephone. RENTS \$550 to \$1,100.

2 and 3 Rooms and Bath, \$450 to \$600.

PEASE & ELLIMAN, 105 West 72d St. (at Broadway). Tel. 5300 Columbus.

Brookfield,

450 Riverside Drive, NEAR 116TH ST.

UNOBSTRUCTED VIEW OF THE HUDSON AND RIVERSIDE DRIVE.

NEW 10-STORY FIREPROOF suites of 8 rooms and 2 baths.

Duplex suites of 7 rooms, with living room, dining room, pantry, kitchen, servants' room on lower floor and bedrooms and bath on floor above.

Duplex 7 Rooms and Bath, \$1,250 to \$1,550. 3 Rooms and 2 Baths, \$1,500 to \$2,100.

Huston & Asinari, AGENTS 25 Liberty Street. Tel. 5527-John. Representative on Premises.

EUGLID HALL

Broadway, West Side, 85th and 86th Sts. 11 AND 9 ROOMS, 2 AND 3 BATHS. PASSENGER AND SERVANT ELEVATOR SERVICE.

BUCKINGHAM COURT

312 West 99th St. Eight large rooms and two baths.

COVENT GARDEN APARTMENTS

St. Nicholas Terrace, between 129th & 130th Sts. Overlooking Colonial Park. ALL-NIGHT ELEVATOR SERVICE. Telephone, Electric Light, LARGE, LIGHT ROOMS, 4, 5, 6, 7 and 8 Rooms. RENTS \$40 to \$90. Finest Location on Washington Heights.

ST. NICHOLAS COURT

746 St. Nicholas Ave. 6, 7 large, light rooms, \$42½ to \$60.

ARUNDEL COURT

Large, light and airy apartments at 772 to 778 St. Nicholas Ave. At 140th Street. Apply MANHATTAN LEASING CO., 140 Church St., or SUPERINTENDENT ON PREMISES

THE ANSONIA

BROADWAY 73d & 74th Sts. NEW YORK

Are not to be found in any other apartment house or hotel.

If you contemplate a change of residence, The Ansonia offers you unusual advantages.

HOUSEKEEPING APARTMENTS with Hotel Facilities.

NON-HOUSEKEEPING SUITES.

Either of these, with or without Furniture, Chambermaid Service, Linen or Laundry. The Accommodations and Service of a Hotel: Restaurant and Grill, Bell Boys, Floor Maids, Night Watchmen, Hotel Office, Billiard Room, Parlors for Entertaining; Barber Shop, Drug Store, Physicians, Dentists; Stock Brokerage Board, Ticket, Market, and a Housekeeping Department for Lady's Maid, Chambermaid, Cleaning Woman or Man, and Vacuum Cleaning service when desired. No one who has not kept house with these advantages knows the ease of it, and with all—

The Quiet and Refinement of One's Own Home TRANSIENTS ALSO.

Highest references required. May a diagram be sent you? Telephone, 3320 Columbus.

RAURACIA

Southwest Corner St. Nicholas Av. and 164th St. ONE BLOCK EAST OF BROADWAY.

HIGHEST CLASS OF ELEVATOR APARTMENTS

Unusually large rooms. No closed court, no stores; ample closet room. The very latest improvements installed throughout.

4, 5, 6 and 7 Rooms, \$480 to \$1,000.

KNAP & WASSON CO., Agents, 1663 Amsterdam Av., Tel. 500-Audubon. 4207 Broadway & 176th St. Tel. 2346-Audubon.

THE OAKDALE Bachelor Apartments

36-38 W. 35th St. NEAR FIFTH AVE.

Suites of 1 and 3 rooms and bath, furnished or unfurnished. Bath service. RENTS \$550 to \$1,100. Superintendent on premises, or 101 WEST 86TH STREET, CO. 28 West St. Tel. 5026 Broadway.

REED HOUSE,

BROADWAY AND 121ST ST. 5 AND 6 ROOMS AND BATH, \$750 to \$1,100.

This property is held by an individual owner as a permanent investment, and is most carefully managed.

Apply on Premises.

THE PRASADA,

Central Park West Cor. 65th St., Overlooking Central Park

Fireproof Building. Cold Storage. All Modern Improvements.

Apts. of 8 to 12 Rooms, 2 and 3 Baths. \$2,200 to \$3,600.

W. S. NORTON, Agt., 35 Nassau St. Telephone 5999 Cort., or Supt. on premises.

C. F. BEDELL CO. BROADWAY AND 71ST ST.

THE GEORGIA

Broadway, Corner 100th St. 100 West of Broadway. Ideal location; new building. 2 rooms and bath \$1,140 to \$1,320. 3 rooms and bath \$1,550 to \$1,750. 4 rooms and bath \$1,750 to \$1,950. 5 rooms and bath \$1,950 to \$2,150. 6 rooms and bath \$2,150 to \$2,350.

THE PUTNAM

602-604 West 162d St. 100 West of Broadway. Ideal location; new building. 2 rooms and bath \$1,140 to \$1,320. 3 rooms and bath \$1,550 to \$1,750. 4 rooms and bath \$1,750 to \$1,950. 5 rooms and bath \$1,950 to \$2,150. 6 rooms and bath \$2,150 to \$2,350.

THE SUMMERSBY

342-344 West 56th St. Convenient location, near Columbus 4 rooms and bath \$1,050 to \$1,250. 5 rooms and bath \$1,250 to \$1,450.

THE RALEIGH

7, 9 and 11 West 92d St. Near Central Park and overlooking the Park. Convenient to Elevated and Subway. 2 rooms and bath \$1,050 to \$1,250. 3 rooms and bath \$1,250 to \$1,450. 4 rooms and bath \$1,450 to \$1,650.

Will Remove October 1st to Northwest Corner of Broadway & 87th St.

WELDON

205 West 101st St. Seven rooms, all improvements. \$1,750-\$2,200.

HAGUE DWELLINGS

547 Riverside Drive, near 172nd St. 6 and 7 Rooms. \$1,900-\$2,200.

ST. JOHN

513 West 123rd St. 6 rooms and bath, all improvements. \$1,475 to \$1,550.

160 WEST 106TH

7 Rooms complete. All improvements. \$65.00.

RIGHTMYER & IRVING

2649 Broadway.

Aetna Bond & Realty Co.

170 Broadway. Phone 207 Cort. HIGH-CLASS ELEVATOR APARTMENTS.

Barieford,

49 Claremont Av., Corner 119th St. Facing two parks, with unobstructed view of Central Park and Hudson River. Palisades: 6 large, light rooms with bath. \$60 to \$80.

Miami,

519 West 121st St., near Broadway. 7 rooms and bath, modern. \$70.

Ardley Hall,

Southwest Corner of Ninety-second St. Overlooking Central Park.

Absolutely Fireproof Apartment House. Location unexcelled. Moderate Rentals. Refrigeration and Electric Lights.

Apartments, 2, 3, 4, 5 and 12 rooms. Family and servants' baths. Also an ideal Physician's Apartment on ground floor. Apply on premises.

THE VERONA

At the Crossing of MADISON AVE. & 64TH ST.

THE VERONA contains twenty magnificent apartments, each an absolutely detached residence from its neighbors. It offers to families of refinement all the advantages and conveniences that go to make a complete home. The many exclusive innovations in the residences of THE VERONA afford incalculable assistance to the duties of housekeeping.

Apartments Containing Fourteen Rooms and Three Baths, \$8,000 to \$9,500.

Manager on Premises.

Hoffman Arms

50TH ST. & MADISON AV.

This fine apartment house, situated in one of the best residential sections of this city, is being thoroughly renovated and having installed every modern improvement and will be under the management of the Hoffman Arms Co. The status can be assured of the highest class of service.

APARTMENTS OF 7 TO 14 ROOMS, with 2 1/2 baths to lease, from \$1,400 to \$4,000.

Apply to Superintendent on Premises. LEWIS B. PRESTON, AGENT. 165 BROADWAY.

BACHELOR

691 & 695 Madison Av. N. E. Cor. Furnished or Unfurnished. All modern improvements; breakfast served; value in attendance. \$50 TO \$200 PER MONTH.

Apply to Superintendent on premises, or MOORE & WYCKOFF Tel. 1298 Bryant. 548 5th Av., Cor. 64th St.

APARTMENTS

THE REAL ESTATE MARKET

ELEVATOR FLATS BEYOND THE HARLEM RIVER.

Suites of Five to Ten Rooms in Houses With Elevator Service in The Bronx Rent for \$35 to \$100 a Month—Many Buildings Rising Near the Subway.

About three years ago some one built an elevator apartment house in the Bronx within a stone's throw of the elevated structure along which run the trains of the West Farms branch of the subway. The house was new, it was substantially constructed and it was the first of its type to be erected north of the Harlem River. The builder had no difficulty in finding tenants. When all the apartments were rented he sold the property to a permanent landlord, realizing a neat little profit to himself.

The builder then bought a larger plot not far away. He built a second elevator apartment house similar to the first, but planned it on a more generous scale. This house also he filled with tenants and turned over to a permanent landlord, thereby realizing a second substantial profit. Then he set to work and built three or four houses of this same type, picking out equally advantageous sites along the route of the rapid transit road. Each venture proved an unqualified success. To-day he is building half a dozen elevator apartment houses in as many different neighborhoods.

Other builders soon awoke to the fact that the erection of elevator apartment houses was a paying venture. Cheap flats and tenements, they also learned, were apt to return a deficit to those who financed their construction. So the men who had been lying in enforced idleness since the collapse of the tenement house boom of 1905 and 1906 began to build elevator apartment houses. They made money. They continued to build and they are still making money.

You can find apartment buildings with elevator equipment in nearly every section of the Bronx where there are wide streets or parkways and where exist transit lines that will bring you to downtown New York in forty-five minutes or less. Elevator buildings are to be found in the Longwood avenue section, on the Southern Boulevard, along Fox street and in the Jerome avenue district. They are all very similar in type, rising usually to a height of six or seven stories above the sidewalk and covering a plot that varies in width from 50 to 100 feet.

Like a majority of the elevator apartment houses on the lower West Side the Bronx buildings include ground floor stores that house high grade retail establishments. Their tenants are in a majority of cases florists, confectioners or druggists. If you pursue investigation further you will find many other points of similarity between the new buildings in the northerly borough and the larger, more pretentious structures that are located south of 125th street.

Your guide, provided he is an up to date, enterprising real estate agent, will point out the polished hardwood floors in each room, the portable telephone swinging from a handy bracket, the convenient arrangement of the electric lights.

to give you a fleeting glimpse of a bathroom all white and blue tile and gleaming nickel. At the end of the hallway he will usher you into the dining room, calling your attention to the beamed ceiling, the high wainscoting, the elaborate chandelier suspended from its wrought iron chain, the open hearth with its gas log to brighten the long winter evenings.

In one corner of the room is a steel desk fitted neatly into the woodwork. The agent inserts a key into what is apparently the centre of a quaintly carved arabesque and the disk swings outward, disclosing to view a well safe. In the butler's pantry is a small brass plug, the connection for a vacuum cleaner. In the private hallway and in the front rooms are other brass plugs designed for the same service. In the kitchen is a sink in refrigerator, and a gas range that would delight the heart of any housekeeper.

All this and more besides the agent will show you. When you have absorbed every important detail you will probably ask: "And what is the rent for this apartment?"

"Let me see," the agent will reply, scratching his head in deep thought. "Six rooms and bath, fourth floor front. That would make it, about fifty dollars. 'Fifty dollars a month?' you repeat in some surprise.

"Yes, that's right." Then apologetically: "You see this is one of the best apartments. Now there are several five room suites for \$35 or \$40 a month, but these rooms do not all face on the street. The corner suites, the large ones with two rooms and an extra bath, bring us in \$100 a month. The rates in an elevator house, you know, are a little higher than those in an ordinary flat."

"To be sure," you murmur, thankful that the agent has misinterpreted the cause of your surprise, for you know that a six room apartment such as this could not be duplicated west of Central Park for \$75, or perhaps \$100, a month.

Rents are lower in elevator houses up to you into the dining room, calling your attention to the beamed ceiling, the high wainscoting, the elaborate chandelier suspended from its wrought iron chain, the open hearth with its gas log to brighten the long winter evenings.

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"To be sure," you murmur, thankful that the agent has misinterpreted the cause of your surprise, for you know that a six room apartment such as this could not be duplicated west of Central Park for \$75, or perhaps \$100, a month.

Rents are lower in elevator houses up to you into the dining room, calling your attention to the beamed ceiling, the high wainscoting, the elaborate chandelier suspended from its wrought iron chain, the open hearth with its gas log to brighten the long winter evenings.

In one corner of the room is a steel desk fitted neatly into the woodwork. The agent inserts a key into what is apparently the centre of a quaintly carved arabesque and the disk swings outward, disclosing to view a well safe. In the butler's pantry is a small brass plug, the connection for a vacuum cleaner. In the private hallway and in the front rooms are other brass plugs designed for the same service. In the kitchen is a sink in refrigerator, and a gas range that would delight the heart of any housekeeper.

All this and more besides the agent will show you. When you have absorbed every important detail you will probably ask: "And what is the rent for this apartment?"

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